



Kitsap County Department of Community Development

Hearing Examiner Agenda

THURSDAY, MARCH 24, 2022

Please click the link below to join the Hearing webinar:

<https://us02web.zoom.us/j/86725017388>

OR

Join by Phone: 253-215-8782 Webinar ID: 867 2501 7388 Password: 898564

Public Hearing(s) will be conducted by Kitsap County Hearing Examiner, on the following application(s), on **THURSDAY, MARCH 24, 2022** at **9:00 A.M.**

Per Governor Inslee's Open Public Meetings Act Proclamation Order, the Kitsap County Hearing Examiner will be holding all public hearings remotely until further noticed. Applicant(s), public, and assigned planner(s) may link into the hearing through video conference, or telephonically through a call-in number. All interested persons are welcome to attend the hearing.

Remote Access information/links, and Staff Reports for each application will be made available for public viewing and **can be found on the Department of Community Development's website**, <https://spf.kitsapgov.com/dcd/Pages/HearingExaminer.aspx> or requested by calling (360) 337-5777.

DCD strongly encourages submitting any comments, in writing, directly to the listed DCD Staff Planner. These comments will be provided to the Hearing Examiner and DCD for consideration and included as part of the official record. Please send comments as early as possible so they may be addressed appropriately in time for the hearing. Your patience during this unprecedented time is appreciated.

Hearing Start Time - 9:00 A.M.

For Hearings with multiple agenda items: Start times for each item will vary depending on the complexity and level of public interest of the projects prior. For approximate start times, please contact the Planner for the project you are interested in.

AGENDA ITEM (A)

21-02500: Nordgren Conditional Use Permit – Accessory Dwelling Unit (CUP-ADU)

Project Description: Construct an 800 square foot (sf) Accessory Dwelling Unit for the property owner's aging mother. The ADU has been designed to be consistent and in likeness to the existing 1693 sf Single Family Residence (SFR). The ADU is to be located to the west of the existing house, has its own septic system, will use the existing driveway to for access and will not detract from the existing uses of the surrounding neighborhood.

Project Location: 349 Harper Hill Rd SE, Port Orchard WA 98366; South Kitsap

Applicant/Owner of Record: Michael & Dawnelle Nordgren, South Colby, WA
Authorized Agent: Angela Butts w/NW Permitting Solutions, Tacoma WA
DCD Staff Planner: Darren Gurnee at (360) 337- 5777.

PLEASE NOTE: THE DEPARTMENT HAS ISSUED A SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR THIS PROPOSAL. ANY DNS APPEAL FILED WILL BE COMBINED WITH AND HEARD AT THE PUBLIC HEARING.

AGENDA ITEM (B)

21-05172: Lovett Setback variance for installation of detached garage – Zoning Variance (ZVAR-HE)

Project Description: Reduce the front setback from 50 feet to 25 feet to allow for the construction of a detached garage to protect their assets from theft. The request is for a 50% reduction of the zoning setback and is therefore subject to a Type III process with Hearing Examiner approval. A Zoning Variance may be granted when criteria in KCC 17.560.010 are met.

The property is currently developed with a 1,892-square-foot single family dwelling with an attached garage, paved driveway, detached shed, and a septic system with associated drainfield and reserve areas. About 55% of the property is encumbered by a large wetland and the associated 150-foot buffer which encompasses the existing home site. The front (West side) of the property is encumbered by a 50-foot easement and associated 25-foot buffer, beyond which there is the 50-foot zoning setback. Potential development area is further constrained by the septic system and the associated 10-foot no-build buffer, as well as zoning setbacks from the north side of the property.

Project Location: 7061 PIRATES COVE AVE SW, PORT ORCHARD WA 98367;
South Kitsap

Applicant/Owner of Record: Janet & Dylan Lovett, Port Orchard, WA
DCD Staff Planner: Darren Gurnee at (360) 337- 5777.

PLEASE NOTE: THIS PROJECT IS SEPA EXEMPT UNDER WAC 197-11-800(6)(c)(6) AND KCC 18.04.240.

The file(s) pertaining to the above case(s) are available for public viewing, by contacting the Department of Community Development by emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777 between the hours of 8:00 AM and 4:00 PM, Monday through Thursday or Friday from 9:00 AM to 1:00 PM.

If you have any questions regarding project proposals or project-specific issues, please contact the DCD Staff Planner indicated above.

If you have procedural questions about the public hearings process, please contact the Clerk to the Hearing Examiner emailing: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner', or by calling (360) 337-5777.

You may submit your comments in writing seven (7) days prior to or at the hearing. **Due to COVID-19 Stay Home Stay Safe measures, the record will be kept open for 7 days following the hearing** to allow for additional comments. You may send these comments via email to: help@kitsap1.com 'ATTN: Clerk of the Hearing Examiner'

Kitsap County does not discriminate on the basis of disability. Individuals who require accommodations at the public hearing, or who require this information in a different format, should contact the ADA Coordinator at (360) 337-5777 (voice) or (TDD) (360) 337-7275 or (800) 816-2782. Please provide two weeks' notice for accommodations, if possible.

OFFICE OF THE KITSAP COUNTY HEARING EXAMINER
<https://spf.kitsapgov.com/dcd/Pages/HearingExaminer.aspx>